

Detailed Plan Development

For the development located at 1132-64 East North Avenue.

March 31, 2022

General Capital Group in partnership with KG Development is proposing to redevelop of three parcels located at the corner of East North Avenue and North Commerce Street. The project will consist of a 91-apartment mixed-use building with a ground floor commercial space that will be used as a demonstration kitchen and food incubator. There will be 58 indoor and 37 outdoor parking spaces on site. The development team has also requested to add 11 on-street parking spaces on North Commerce Street.

The narrative states that bicycle parking will be provided in a bicycle room in the parking garage. Also, “transient” bicycle parking will be established near the main building entrance on North Commerce Street and near the food accelerator on East North Avenue. Dumpster storage will occur inside the refuse room adjacent to the lower level parking garage. Dumpsters access will be via parking garage access door and ramp.

Water:

Water Review Comments for Riverwest Residential Building and Food Accelerator- 1132-1164 E. North Ave.

- MWW has an 8” water main in N. Commerce St. available to serve the subject development.
 - Current location of proposed 6” branch is approximately 80 ft. N/o the North ROW of E. North Ave.
- Do not tap 42” feeder water main in E. North Ave.
- The 12” storm sewer from STORM OCS2 is very close to the existing 42” feeder water main. Revised storm sewer to meet MWW requirement: A minimum of 4'-0" of undisturbed earth shall be maintained from the excavation limits of the proposed installation to the O.D. of the existing feeder main (20” or larger).
- Proposed concrete stairs are above 42” feeder water main that is in water main easement 691B. The stairs foundation and footings shall meet the following MWW requirements:
 - A minimum of 4'-0" of undisturbed earth shall be maintained from the excavation limits of the proposed installation, to the O.D. of the existing feeder main (20” or larger).
 - When crossing an existing feeder main (20” or larger), to ensure the 6” vertical clearance condition is met, the contractor shall Hand Dig / Hydro Excavate / Pothole to a depth that is at least 12" below the proposed installation at the point of the existing feeder main to be crossed.

- Details for the concrete stairs foundation and/or footings within all easement areas shall be sent to MWW for review. The review will ensure that there are no impacts to the 42" feeder water main below the concrete stairs. Send details to MWW Engineering Mains (Joshua Iwen, Management Engineer, jiwen@milwaukee.gov)
- Unless requirement is removed by MWW during future review of more detailed stairway plans, tight sheeting is required between the proposed excavation and the existing water main. Water main shall be located prior to installation of sheeting. Sheeting should be hand set or driven utilizing a non-vibratory method to a depth of 3'-0" below the water main and left in place. Maintain a minimum 2'-0" clearance (unless otherwise noted) from the outside of the existing water main.
- MWW reserves the right to maintain the 42" feeder water main within the easement limits. Maintenance operations may include the removal of structures, if access to the water main is required.
- The proposed construction work and the equipment used shall not affect the integrity of the existing water mains, water services, hydrants and appurtenances. If damaged, the contractor will be responsible for all costs incurred to restore the water facility to its original condition. Emergency water main break phone (414) 286-3710 (MWW Distribution)
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- Proposed Private Watermain Service as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- Tapping means/methods would need to be coordinated with DNS Plan Exam (Milwaukee Development Center) during the permitting process.
- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
 - water branch and service requirements
 - meter pit requirements
 - fire protection requirements
 - private fire hydrants and/or building fire department hook ups
- Water permit information and standards/specifications can also be found online <<https://city.milwaukee.gov/water/PermitsSpecs>>
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from watflowtest@milwaukee.gov

Environmental:

1. There are public main sanitary sewers located in North Commerce Street and combined sewers located in East North Avenue available to serve the proposed development.
2. Existing MMSD flow allocation is available for the proposed development.
3. A Storm Water Management Plan will be required for this development.

Major Projects

There is a roadway project on North Humboldt Avenue scheduled to occur starting in 2022 with some minor work stretching into 2023. There is no conflict with the Humboldt project, however, the developer should be aware of the roadway project.

Underground Conduit

The proposed residential building at 1132-1164 E. North Ave does not have any conflict with CUC facilities within the construction zone. Closest CUC ducts are located on the south side of the streets on North Ave. The City would like to recommend that the North Ave. building project place a manhole in the area and connect conduit from the manhole into the new building. Conduit could be built from the City's manhole 496A located in the east bound lane of the roadway of E. North Ave. into the building's manhole for use by any telecom that lease conduit space from the City that the building contracts to provide service to it either now or in the future. Please contact Hazem Ramadan at 414-286-3242 or email at hramad@milwaukee.gov for plans in the area or if you have any question/comments or concerns.

Traffic Engineering

A Traffic Impact Analysis (TIA) is required for this development. Please contact Scott Reinbacher, Traffic Engineer, at 414-286-3232, with questions regarding the TIA.

The developer has submitted inquiries to the Department of Public Works regarding potential roadway geometric changes. Any geometric changes to the existing roadways must be approved by the Department of Public Works and work will be done solely at the expense of the developer.

Street Lighting:

B.E.S. has street lighting facilities within the project limits along curb lines on north side of E. North Ave. and west side of N. Commerce St.

Based on the conceptual design, underground street light circuitry and street light units will be impacted. The scope and cost of impacts will depend on excavation requirements for multi-story structure and underground parking, landscaping along E. North Avenue and N. Commerce Street, and pedestrian ramp reconfiguration of E. North Ave and N. Commerce St.

Any modifications or temporary lighting requirements is to be assessed during Excavation and Restoration permit process. The applicant will be responsible for the design of street lighting adjustment, construction material and labor costs. This work is to be performed by a licensed electrical contractor and may include installation of new poles, underground conduit, in-ground vaults and cable. Street Lighting will perform inspection and final end point connections after contractor completes the installation. Street Lighting will provide guidance and final approval of engineering plans and specifications.

Please contact Amin Khanlar at 414-286-3342 for any questions.

Planning & Development:

The developer is proposing to locate the public sidewalk on North Commerce Street on private property. The developer must provide a public access easement to permit public usage of the sidewalk, which will be located on private property.

The developer is proposing to construct angle parking spaces on North Commerce Street, which will be half in the public right-of-way and half on private property. These proposed parking spaces must be available for public use at all times and may not be assigned to specific building or property users. Further, a public access easement, that will ensure public access to the proposed parking spaces, is required. Said public access easement can be incorporated into the aforementioned public access easement for the sidewalk on North Commerce Street.

The developer is proposing to located a Loading Zone on North Commerce Street. The Department of Public Works supports designation of a Loading Zone near the main building entrance on North Commerce Street to provide space for various operations such as tenant move-in and move-out; ride share service queuing; and delivery of goods and services. Please contact Mr. Dale Dietze at 414-286-8678 to apply for the loading zone.